

carter moon
property sales & lettings

55 Victoria Street
Douglas
Isle of Man
IM1-2LA






1, BROUGH WYLLIN KIRK MICHAEL

£395,000

- Very competitively priced modern detached family residence
- Small amount of refurbishment required
- Situated in a delightful area with countryside views
- 2, Elegant reception rooms
- Spacious breakfast kitchen
- Conservatory / sun room
- 4 Bedrooms (En-suite shower room)
- Family bathroom & WC
- Utility room & garage
- Large & private lawned rear garden
- GFCH & uPVC Double Glazed (New Boiler)
- Inspection highly recommended

Key Features

- 4 
- 2 
- 3 

Full Description

This competitively priced detached property offers excellent family accommodation throughout with 2 large reception rooms, conservatory, well fitted dining kitchen with utility & integral garage off, 4 good sized bedroom (master with En-Suite shower room) family bathroom & separate W.C. The property sits on a generous corner plot with brick paved front driveway & fully enclosed private rear garden. Pleasant countryside views to the front of the house. Internally the property needs a small amount of cosmetic work but the price truly reflects that. Kirk Michael village & all amenities is located just around corner along with delightful wild sandy beach. As the listing agent I would highly recommend booking an appointment for this one !

Full details & measurements are as follows -

Ground floor.

Brick paved driveway & pathway leading to front entrance with night light. Glazed & timber door to-
HALLWAY

Cove ceiling. Telephone connection. Double radiator. Smoke alarm. Staircase to upper floor. Side window that provides natural light.

W.C (5ft 4 - 3ft 8)

Fitted with a 2 piece suite comprising pedestal wash hand basin & toilet. Fitted mirror cabinet. Attractive tiled flooring. Natural light.

Reception rooms.

LOUNGE / SITTING ROOM (15ft 5 - 13ft 8)

Spacious & airy with pleasant front aspect views. Cove ceiling. Attractive solid oak flooring. Wall mounted lights. TV/SAT connection. Multiple power points. Wide opening to -

DINING ROOM (10ft - 9ft 9)

Bright room with ample space for 6 seater dining suite. Cove ceiling. Matching oak flooring. Power points. Rear garden aspect.

BREAKFAST KITCHEN (17ft 2 - 10ft 8)

Attractive kitchen that's fitted with a good range of Oak fronted base, wall & drawer units. Generous Granite effect work surfaces incorporating a 1.5 stainless steel sink unit with mixer tap & drainer. Tiled splash backs. Nice terracotta style tiled flooring. Multiple down lighting. Cove ceiling. Ample power points. Deep storage cupboard. Appliances include - 4-ring gas cooker/oven with stainless steel filter hood above. Integrated fridge / freezer & dishwasher. Double French doors to -

CONSERVATORY / SUN ROOM (12ft 2 - 10ft 8)

Matching Terracotta tiled flooring. Double radiator. Multiple power points. Doors to rear garden.

UTILITY ROOM (9ft 2 - 5ft 7)

Fitted base unit & work surfaces that incorporates a stainless steel sink unit with mixer tap. Plumbing for washing machine & dryer. Terracotta flooring. Cove ceiling. Doors to side garden &

INTEGRAL GARAGE (15ft - 9ft 6)

Sectional up & over door. Power & lighting. Wall mounted new Ariston gas boiler & mega flow system.

First floor.

LANDING AREA- Loft access. Cove ceiling. Built-in storage cupboard. Smoke alarm.

MASTER BEDROOM (14ft 7 - 10ft 5)

Well proportioned room with ample space for stand alone furnishings. Cove ceiling. Multiple power sockets. Lovely countryside front views.

EN-SUITE SHOWER ROOM (8ft 8 - 6ft 6)

Fitted with a modern suite comprising walk-in fully tiled shower cubicle. pedestal wash hand basin & toilet. Attractive tiled walls. Deep set linen cupboard. Glazed window for natural light.

BEDROOM 2 (10ft 10 - 10ft)

Well proportioned room with rear garden aspect. Cove ceiling. TV connection. Multiple power points.

BEDROOM 3 (11ft 6 - 9ft 8)

Again pleasant front aspect countryside views. Ample space for stand alone furnishings. Cove ceiling. Multiple power sockets.

BEDROOM 4 (10ft 6 - 9ft 9)

Would also make for a nice office or Nursery)

Rear garden aspect. Cove ceiling. TV connection. Dimmer switch. Power points.



Tenure	Freehold
Floor Area	
Directions	Heading into Kirk Michael village, take the left hand turn onto the Station Road & proceed on for a short distance taking the 2nd left into the Shore Road. Continue along Shore Road where number 1 Broogh Wyllin can be clearly identified by our For Sale board on the right hand side.
Viewings	All viewings must be attended by a representative of Carter Moon Estate Agency. To book an appointment please contact us on (01624) 626123 or alternatively email- info@cartermoon.com
Services	All main services connected. Gas fired central heating / uPVC double glazing. (New boiler & Mega-flow system installed 2021)
Possession	Freehold. Please note vendor has not found a suitable property yet & is actively looking.
Rates payable	For all recent rates figure please contact the rates department on (01624) 696347 / 685347
Inclusions	All floor coverings, blinds & light fittings

